



COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF MINES, MINERALS AND ENERGY  
DIVISION OF MINED LAND RECLAMATION  
P. O. DRAWER 900; BIG STONE GAP, VA 24219  
TELEPHONE: (276) 523-8206

## REVIEW OF APPRAISAL REPORT

<b>Project</b>		<b>Grant</b>	
Project No.:		County/City	

Property Owner:

Location:

Appraiser:

Business Address:

Telephone:

Purchase Order No.:

Appraiser's Valuation
"Before-Before" <sup>1</sup> property value
"Before" <sup>2</sup> property value
"After" <sup>3</sup> property value
Difference in value
Date of Valuation

Review by: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_, Reclamation Inspector

- ☐ Approved for Payment  
☐ Not Approved for Payment

1 **Before-Before** property value - the estimated value of the land as it existed immediately prior to the unforeseen or sudden occurrence (i.e., subsidence, blow-out, landslide, etc.).

2 **Before** property value - the estimated value of the land as it existed prior to AML reclamation.

3 **After** property value - the estimated value of the land as a result of the proposed AML reclamation.

**Appraisal Report - Content Review Comments**

**I. Introduction**

- ☐ A. Title page.
- ☐ B. Table of Contents.
- ☐ C. Letter of transmittal (notarized).
- ☐ D. Photographs.
- ☐ E. Statement of limiting conditions and assumptions.
- ☐ F. References.

**Review Comments:**

**II. Factual Data**

- ☐ A. Purpose of the appraisal.
- ☐ B. Legal description.
- ☐ C. Area, city, and neighborhood data.
- ☐ D. Property data.
  - ☐ 1) Site.
  - ☐ 2) Improvements.
  - ☐ 3) Equipment.
  - ☐ 4) History.
  - ☐ 5) Assessed value and annual tax load.
  - ☐ 6) Zoning.

**Review Comments:**

**III. Analyses and Conclusions**

- ☐ A. Analysis of highest and best use.
- ☐ B. Land value.
- ☐ C. Value estimate by market approach.
- ☐ D. Value estimate by cost approach, if applicable.
- ☐ E. Value estimate by income approach, if applicable.
- ☐ F. Interpretation and correlation of estimates.
- ☐ G. Certification.

**Review Comments:**

**IV. Exhibits and Addenda**

- ☐ A. Location map.
- ☐ B. Comparative map data.
- ☐ C. Detail of the comparative data.
- ☐ D. Plot plan.
- ☐ E. Floor plans.
- ☐ F. Other pertinent exhibits.
- ☐ G. Qualifications.

**Review Comments:**